



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Public Hearing to Require Street Improvements at 2505 West Turner Road (APN 015-230-035)

MEETING DATE: December 18, 1996

PREPARED BY: Public Works Director

RECOMMENDED ACTION: Conduct a Public Hearing and order the installation of street improvements at 2505 West Turner Road (APN 015-230-035) under the terms of Section 5875 of the Streets and Highways Code.

BACKGROUND INFORMATION: The subject property is located north of Turner Road, west of Lower Sacramento Road and east of the of the proposed Bridgetowne, Unit No. 1 development, as shown on the attached Exhibit A.

The easterly portion of the parcel is currently being used by Wine and Roses Country Inn and street frontage improvements consisting of curb, gutter and sidewalk have been installed on this portion of the parcel. Frontage improvements have not been installed on the westerly portion of the parcel. With the pending development of the Bridgetowne residential subdivision to the east, the unimproved frontage on the westerly portion of the parcel will leave a gap of 209 feet in the curb, gutter and sidewalk improvements on the north side of Turner Road.

Additionally, repairs to Turner Road between the Woodbridge Irrigation District canal and Lower Sacramento Road were included in the Pavement Maintenance Program for 1996. Since underground utilities are to be installed in Turner Road with the Bridgetowne project, the scheduled repair work has been included in the plans for that project and the cost of the improvements will be paid by the City. The work consists of removing and reconstructing a 22-foot strip in the center of Turner Road along the Bridgetowne subdivision frontage and removal and reconstruction of the entire street width along the frontage of the subject property to Lower Sacramento Road.

Given the pending development of the Bridgetowne project to the east and the extensive repair work to be done in Turner Road in conjunction with that project, staff recommends that Council order the installation of the missing frontage improvements on the subject parcel in conformance with Section 5875 of the Streets and Highways Code (Exhibit B). The design of the frontage improvements has been included in the plans for the Bridgetowne development and the engineer's cost estimate for the construction (\$10,219) has been provided to the property owner. The cost estimate assumes the work will be done concurrently with the Bridgetowne development by the same contractor and represents a substantial cost savings due to the economy of scale for the larger project. The work will be done under the terms of an encroachment permit issued by the Public Works Department and standard engineering and inspection fees, insurance and improvement security will be required.

FUNDING: Property owner.


Jack L. Ronsko
Public Works Director

Prepared by Sharon A. Welch, Associate Civil Engineer

Attachments

cc: Senior Civil Engineer
Associate Civil Engineer - Development Services
Wine and Roses Country Inn
Baumbach & Piazza

APPROVED: 

H. Dixon Flynn -- City Manager

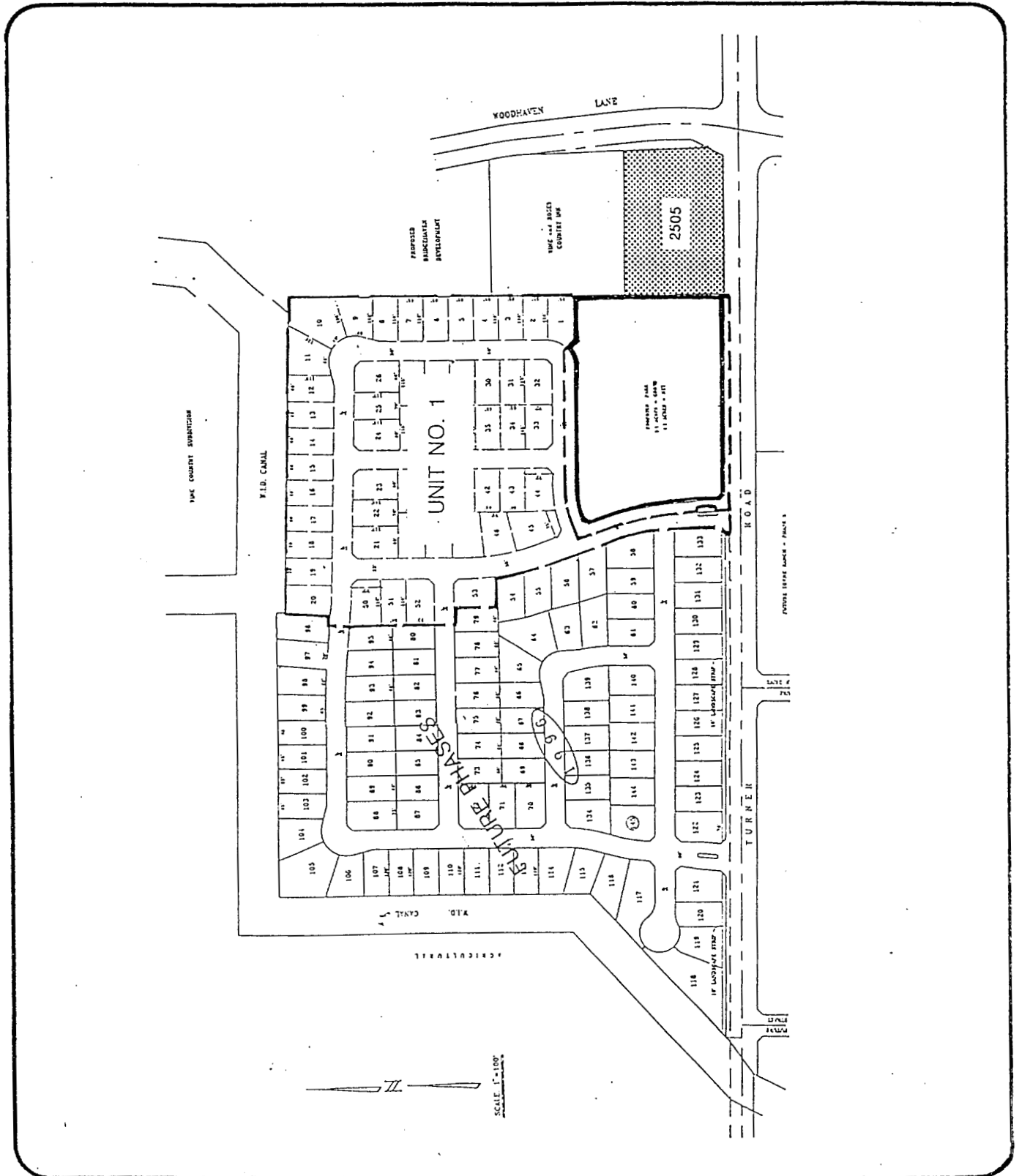


CITY OF LODI

PUBLIC WORKS DEPARTMENT

EXHIBIT A

2505 W. TURNER ROAD
APN: 015-230-035



STREETS AND HIGHWAYS CODE
Section 5875

ARTICLE 2. PERFORMING THE WORK

§ 5875. Duty to construct

The owners of lots or portions of lots fronting on any public street or place when that street or place has been improved by the construction of sidewalks or curbs for a total frontage of more than fifty percent (50%) on one side of such street or place in any block, or where a petition signed by the owners of more than sixty percent (60%) of the front footage of the block has been filed with the city clerk requesting the installation of such improvements, or where a petition signed by the owners of more than sixty percent (60%) of the front footage of any part of an unimproved portion or portions of a block has been filed with the city clerk requesting the installation of such improvements in front of said part, or whenever the legislative body of the city upon its own motion orders the installation of such improvements in front of said part, shall have the duty of constructing or causing the construction of sidewalks or curbs in front of their properties upon notice so to do by the superintendent of streets.

(Amended by Stats.1970, c. 1031, p. 1843, § 1.)



CITY OF LODI

Carnegie Forum
305 West Pine Street, Lodi

NOTICE OF PUBLIC HEARING

Date: December 18, 1996

Time: 7:00 p.m.

For information regarding this notice please contact:

Jennifer M. Perrin

City Clerk

Telephone: (209) 333-6702

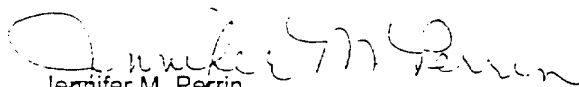
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Wednesday, December 18, 1996** at the hour of 7:00 p.m., or as soon thereafter as the matter may be heard, the City Council will conduct a Public Hearing at the Carnegie Forum, 305 West Pine Street, Lodi, to consider the following matter:

- a) require the installation of missing street improvements on the adjacent parcel to the east (APN 015-230-035) under the terms of Section 5875 of the Streets and Highways Code

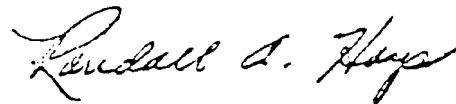
All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk at any time prior to the hearing scheduled herein, and oral statements may be made at said hearing.

If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice or in written correspondence delivered to the City Clerk, P.O. Box 3006, at or prior to the Public Hearing.


Jennifer M. Perrin
City Clerk

Dated: November 21, 1996

Approved as to form:



Randall A. Hays
City Attorney



DECLARATION OF MAILING

Public Hearing: REQUIRE STREET IMPROVEMENTS

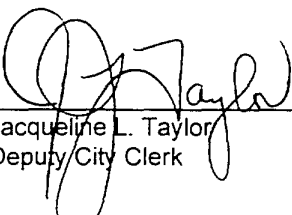
On November 21, 1996 in the City of Lodi, San Joaquin County, California, I deposited in the United States mail, envelopes with first-class postage prepaid thereon, containing a copy of the Notice attached hereto, marked Exhibit "A"; said envelopes were addressed as is more particularly shown on Exhibit "B" attached hereto.

There is a regular daily communication by mail between the City of Lodi, California, and the places to which said envelopes were addressed.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on November 21, 1996, at Lodi, California.

Jennifer M. Perrin
City Clerk


Jacqueline L. Taylor
Deputy City Clerk

Linda S. Nichols
Administrative Clerk

WINE AND ROSES COUNTRY INN
ATTN DEL SMITH
2505 W TURNER RD
LODI CA 95242

CHRIS R & LaVETA KESZLER
P O BOX 216
WOODBIDGE CA 95258

FRED AND CAMY BAKER
317 W LODI AVE
LODI CA 95240

BAUMBACH & PIAZZA
CIVIL ENGINEERS
323 W ELM ST
LODI CA 95240

CITY COUNCIL

PHILLIP A. PENNINO, Mayor
JACK A. SIEGLOCK
Mayor Pro Tempore
KEITH LAND
STEPHEN J. MANN
DAVID P. WARNER

CITY OF LODI

CITY HALL, 221 WEST PINE STREET
P.O. BOX 3006
LODI, CALIFORNIA 95241-1910
(209) 333-6706
FAX (209) 333-6710

H. DIXON FLYNN
City Manager
JENNIFER M. PERRIN
City Clerk
RANDALL A. HAYS
City Attorney

December 13, 1996

Wine and Roses Country Inn
2505 W. Turner Rd.
Lodi, CA 95242

Baumbach & Piazza
323 W. Elm St.
Lodi, CA 95240

SUBJECT: Public Hearing to Require Street Improvements at
2505 West Turner Road (APN 015-230-035)


Enclosed is a copy of background information on an item on the City Council agenda of Wednesday, December 18, 1996, at 7 p.m. The meeting will be held in the City Council Chamber, Carnegie Forum, 305 West Pine Street.

The Council will conduct a public hearing on this item. You are welcome to attend and speak at the appropriate time.

If you wish to write to the City Council, please address your letter to City Council, City of Lodi, P. O. Box 3006, Lodi, California, 95241-1910. Be sure to allow time for the mail. Or, you may hand-deliver the letter to the City Clerk at 221 West Pine Street.

If you wish to address the Council at the Council meeting, be sure to fill out a speaker's card (available at the Carnegie Forum immediately prior to the start of the meeting) and give it to the City Clerk. If you have any questions about communicating with the Council, please contact Jennifer Perrin, City Clerk, at (209) 333-6702.

If you have any questions about the item itself, please call Sharon Welch at (209) 333-6800, ext. 659.


For Jack L. Ronsko
Public Works Director

JLR/Imp
Enclosure
cc: City Clerk

CITY COUNCIL

DAVID P. WARNER, Mayor
PHILLIP A. PENNINO
Mayor Pro Tempore
RAY G. DAVENPORT
STEPHEN J. MANN
JACK A. SIEGLOCK

CITY OF LODI

CITY HALL, 221 WEST PINE STREET
P.O. BOX 3006
LODI, CALIFORNIA 95241-1910
(209) 333-6706
FAX (209) 333-6710

H. DIXON FLYNN
City Manager
JENNIFER M. PERRIN
City Clerk
RANDALL A. HAYS
City Attorney

December 19, 1996

Wine & Roses Country Inn
2505 W. Turner Road
Lodi, California 95242

SUBJECT: Installation of Off-Site Improvements
2505 W. Turner Road, Lodi, California

Following a public hearing on December 18, 1996, regarding the installation of frontage improvements on your property located at 2505 W. Turner Road, the City Council determined it was in the public interest to have such frontage improvements installed. Under the terms of Section 5879 of the Streets and Highways Code, construction is to commence within 60 days of the date of this notice. However, the City is willing to allow and would prefer that the construction be done in conjunction with the installation of frontage improvements and repair work being done on Turner Road with the Bridgetowne, Unit No. 1 development. We anticipate that this development will proceed in the spring of 1997. If you do not arrange for construction of the required frontage improvements concurrently with the Bridgetowne development, the Public Works Department will have the frontage improvements installed by its contractor, following the procedures of the Streets and Highways Code. This could mean a lien on your property for the cost of the work involved.

Please contact either Richard Prima at (209) 333-6759 or Sharon Welch at 333-6800 ext. 659 regarding the installation of the improvements.



Jack L. Ronsko
Public Works Director

cc: City Clerk
City Engineer
Associate Civil Engineer